

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL UNIT FOR LEASE

BBSREALTY.COM

\$13.95 PSF
NET LEASE RATE

\$5.61 PSF
T.M.I. (2026)

5,000
SQUARE FEET



1377 Cormorant Road, Unit 102, Ancaster, ON

Industrial unit for lease in the Ancaster Business Park with a dock & a drive in door. Property has great truck access as well. Inside there is good clear height at about 22 ft clear, while the office off the front entrance has plenty of natural light.

Andrew Patrick Blair Broker

Office: 905.529.5900 x 225
Email: blaird@bbsrealty.com

Alexandra Blair Sales Representative

Office: 905.529.5900 x 213
Email: alexandrablair@bbsrealty.com

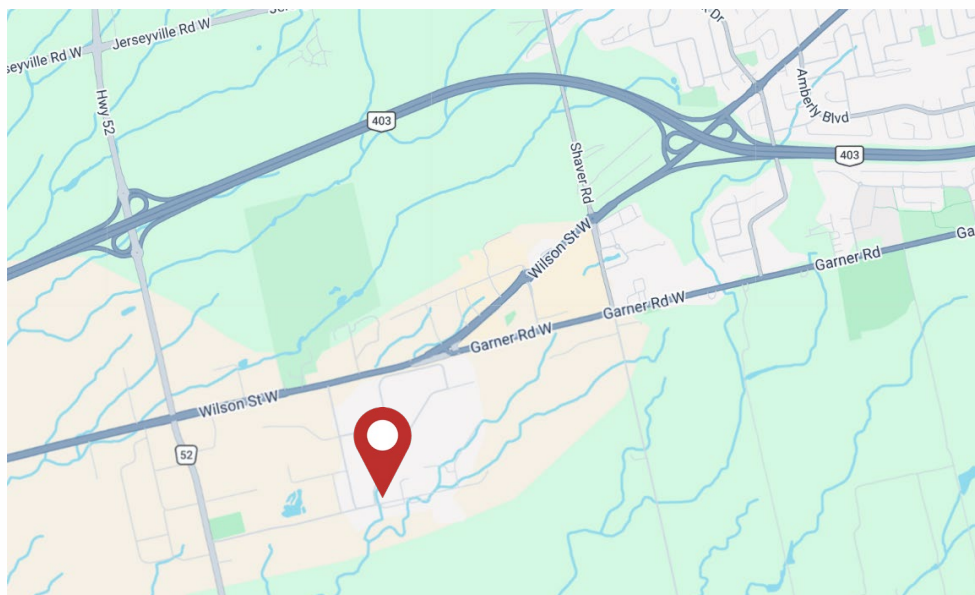


HAMILTON MAIN OFFICE

1425 Cormorant Road, Suite 303, Ancaster, ON, L9G 4V5
P 905.529.5900 F 905.529.7474

The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is subject to change without notice.

INDUSTRIAL UNIT FOR LEASE



DETAILS

INDUSTRIAL AREA	4300 sq. ft.
OFFICE AREA	700 sq. ft.
CLEAR HEIGHT	22'
DOORS – DRIVE-IN	(1) 12' x 14'
DOORS – TRUCK LEVEL	(1) 8' x 8'
LEVELS	1
PARKING	available
POWER	575 V / 100 A
ZONING	M2 Exp. 678



- The building has lots of parking, easy access to Hwy 403, and convenient public transit options
- The Ancaster business park is situated close to local amenities like restaurants, retail shops, with great proximity to Hamilton and other key commercial areas



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